

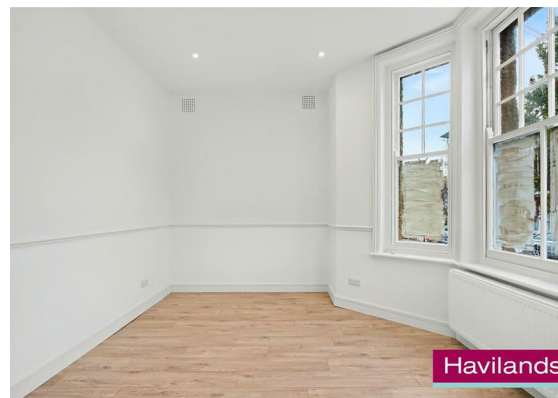
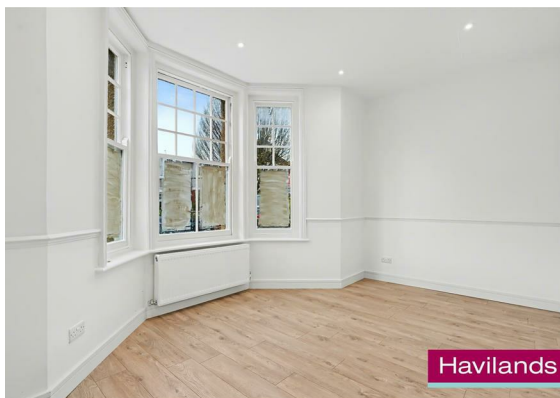


# Orpington Road, London

£350,000

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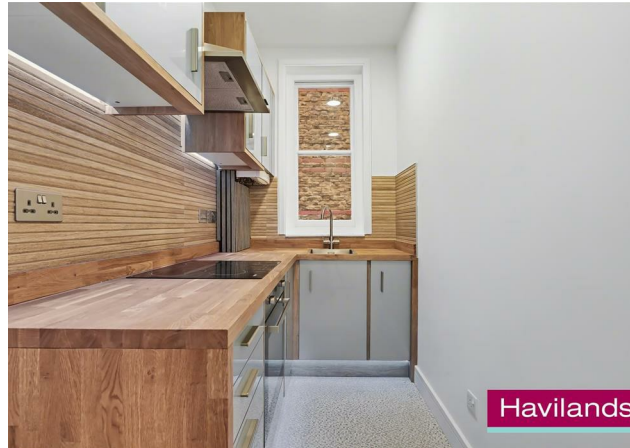
the advantage of experience



- CHAIN FREE one bedroom period conversion
- Located on the ground floor
- Situated on one of Winchmore Hill's most sought-after roads (N21)
- Well-proportioned accommodation totalling 406 sqft
- Comprising double bedroom, lounge, separate kitchen and bathroom
- Private rear garden, a rare benefit for a one-bedroom property
- 88 years remaining on the lease | No service charge
- Winchmore Hill Mainline Station within walking distance (Moorgate approx. 30 mins)
- Excellent road links via the A10 & A406
- Close to The Green, Green Lanes, Grovelands Park, and local favourites including Hopper & Bean & Pot'n'Bun



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Havilands are pleased to offer For Sale on a CHAIN FREE basis, this ONE BEDROOM PERIOD CONVERSION located on Orpington Road, N21. Situated on one of Winchmore Hill's more sought after roads, the property offers 406sqft of living space and is comprised of: Double Bedroom, Bathroom, Lounge and Kitchen. Located on the GROUND FLOOR, the property also benefits from a private rear garden and a remaining lease of 88 years.

The property is ideally located for commuters with Winchmore Hill Mainline Station within walking distance offering direct rail links to central London (Moorgate approx 30 mins) and connections to Overground, Underground and Thameslink services en-route. Additionally, the property is within easy reach of both the A10 & A406 providing excellent road links across the Borough and into central London.

The property is also well positioned for convenient access to a number of local shops and amenities on Green Lanes and The Green including Sainsburys and Waitrose supermarkets in addition to local favourites including Hopper & Bean and Pot'n'Bun. Also nearby is one of North London's most favoured green spaces - Grovelands Park, offering a range of social and leisure events throughout the year. To arrange a viewing, please do not hesitate to get in touch.

#### Leasehold Information:

Tenure: Leasehold

Lease Length: 134 years from 25/12/1979

Lease Remaining: 88 Years

Ground Rent: TBC

S/Charge: £0

Local Authority: Enfield Borough

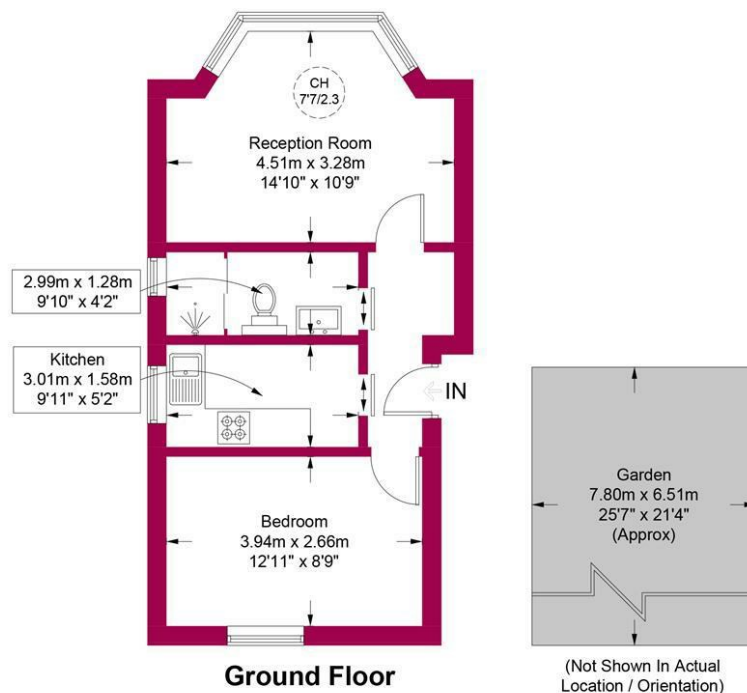
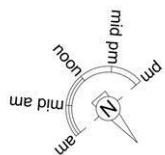
Council Tax: Band C (£1923.57 25/26)

EPC Rating: Current 65(D); Potential 76(C)

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

Orpington Road, N21

Approximate Gross Internal Area = 406 sq ft / 37.7 sq m



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



**Certified  
Property  
Measurer**

havilands | 020 8886 6262

come by and meet the team

30 The Green, Winchmore Hill, London, N21 1AY

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